

**LYNCHBURG CITY COUNCIL**  
**Agenda Item Summary**

MEETING DATE: **January 11, 2005**

AGENDA ITEM NO.: 17

CONSENT:

REGULAR: **X**

CLOSED SESSION:  
(Confidential)

ACTION: **X**

INFORMATION:

ITEM TITLE: **Street Namings Request – Three Private Driveways off Leesville Road**

RECOMMENDATION: Approval of resolution to partially approve the street namings request

SUMMARY: Wexford Homeowners Association, represented by Joan Tice, President, is requesting to name three private driveways off Leesville Road to "Wexford Place," "Wexview Lane" and "Barrington Way." The private driveway namings are requested in order to provide a more efficient response to emergency 911 system calls.

PRIOR ACTION(S):

December 22, 2004: Planning Division recommended denial of the original request.

As an alternative, the Planning Division recommended partial approval to (1) name the main driveway "Wexford Place" with all the town home units to have a Wexford Place address; and (2) install directional signs to assist emergency workers in locating individual town home units.

Planning Commission recommended partial approval (6-0 with 1 absent)

FISCAL IMPACT: N/A

CONTACT(S):

Rachel Flynn / 455-3902

Tom Martin / 455-3909

Annette Chenault / 455-3894

ATTACHMENT(S):

- Resolution
- PC Report
- PC minutes
- **Vicinity Map This attachment may be viewed in the office of the City Planner, 2<sup>nd</sup> Floor, City Hall, 900 Church Street, Lynchburg VA**

REVIEWED BY: lkp

RESOLUTION "A" (Requested by Petitioner)

A RESOLUTION APPROVING THE NAMING OF THREE PRIVATE DRIVEWAYS.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LYNCHBURG, that the petition of Wexford Homeowner's Association Petition to name three private driveways off Leesville to "Wexford Place," "Wexview Lane" and "Barrington Way" be, and the same is hereby, approved.

Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

004LA

RESOLUTION "B" (Recommended by Planning Commission)

A RESOLUTION APPROVING NAMING A PRIVATE DRIVEWAY.

BE IT RESOLVED that the Council of the City of Lynchburg, hereby approves the naming of the main driveway through the area known as Wexford Townhomes as "Wexford Place" is hereby approved with the recommendation that directional signs be installed that will assist emergency workers in locating individual townhome units.

Adopted:

Certified:

\_\_\_\_\_  
Clerk of Council

004LB

The Department of Community Planning & Development  
City Hall, Lynchburg, VA 24504 434-455-3900

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** December 22, 2004  
**Re:** **PRIVATE STREET NAMINGS REQUEST – WEXFORD TOWNHOMES,  
762 LEESVILLE ROAD**

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**I. PETITIONER**

Wexford Homeowners Association, In care of Ms. Joan Tice, President, 762 Leesville Road, #603, Lynchburg, VA 24502

**Representative:** Ms. Joan Tice, 762 Leesville Road, #603, Lynchburg, VA 24502

**II. LOCATION**

The subject property is located at 762 Leesville Road.

**Property Owners:** Wexford Ltd. Town Homes Homeowners Association, Inc., 1658 Graves Mill Road, Lynchburg, VA 24502

**III. PURPOSE**

The purpose of the petition is to name three private driveways off Leesville Road "Wexford Place," "Wexview Lane" and "Barrington Way." The petitioner requests the namings in order to provide a more efficient response to emergency 911 system calls.

**IV. SUMMARY**

- Petition does not agree with Section 35.105 of the Lynchburg City Code in that the petitioned streets are of sufficient significance to warrant naming.
- The subject driveways are part of the parking lot cross aisles. Naming these driveways would set a precedent for future requests to name parking lots that are not appropriate or intended to be named.
- It is recommended that the town house units be identified with a numbering system displayed on each end unit or on signs at the corners of the units.

**The Planning Division recommends denial of the private street namings request.**

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**V. FINDINGS OF FACT**

- 1. Background.** The Wexford Homeowners Association has requested the City's assistance in receiving full service from the emergency E-911 system. There are currently 84 individual homeowners listed under the common address of 762 Leesville Road. The individually numbered homes are dispersed over several acres and are arranged along three distinct unnamed driveways. The Homeowners Association claims that as a result of the situation, they have experienced delays of vehicles attempting to respond to "E-911" calls. The E-911 service providers tend to get lost once they depart Leesville Road. In addition to the delays in emergency vehicle responses, they have received complaints from the "E-911" drivers concerning their difficulties in locating the emergency target.

There are existing paved driveways that serve the Wexford Town Homes. The Homeowners Association is responsible for maintaining the driveways.

There are three other lots located on the left side of the driveway into the Wexford Town Homes complex that would be affected by an address change. Two of the lots--766 and 768 Leesville Road--have improvements, and the other one is currently vacant.

- 2. Zoning.** The subject property was rezoned to R-4, (Conditional) Medium High Density, Multi-Family Residential District on July 14, 1981. Under the conditions of this rezoning, the first of four sections of the Wexford Town Homes complex was built in 1996.
- 3. Waivers.** No variances or waivers will be needed for the private street namings request.
- 4. Use of Property.** The existing use of the property is an 84-unit town home complex.

**5. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the request and had the following comments of significance to the consideration of the requested private street namings:

- **Lynchburg Emergency Communications Center (911 Center)**

Barry Martin, of the E-911 Center, asked to “please convey the concerns of the Lynchburg Emergency Communications Center (911 Center) regarding the difficulty in locating a specific town house in the complex at 762 Leesville Road known as the Wexford Town Homes. Residents have complained that emergency equipment (operators) most always have a problem locating the town home they are responding to. This is due largely to the fact that some eighty town homes in this complex have only one postal address (762 Leesville Rd), and the individual home numbers are not assigned in a logical manner. Naming the private drives in the Wexford Town Homes complex would help responding units to locate their destination faster and more efficiently. If there was a progressive numbering that is identified on each building, this should help alleviate the problem for finding a specific town house.”

- **Lynchburg Post Office Customer Services Manager**

Thomas Duncan, the Post Office Customer Services Manager, said “I met with the President of the Homeowners Association several months ago here in my office. I do not think these private streets need to be named and numbered. I gave the gentleman several other options, and I thought this would be end to the request. The Postal Service is not in favor of naming these private streets. His main concern was E-911 getting to the right address quickly. I suggested and continue to believe that they need to properly number the existing addresses inside this complex and show on signs what is where. This should solve their concerns, and we will not have all of these address changes for no reason. It is not a large community and with proper numbering this should not be a concern for any emergency response vehicle.”

- **Zoning Official**

Arthur Tolley, Zoning Official, provided that the existing driveways are part of the cross aisle widths for the parking spaces and cannot actually be considered streets or driveways. He said there are private streets in other planned unit developments that are named; however, they were constructed according to street regulations and are not part of parking lots.

- **Fire Department**

Michael Thomas, Deputy Fire Marshal, stated that the Fire Department was concerned about the numbering of the town houses.

**6. Proposed Street Names.** The Emergency Communications Administrator, the Traffic Engineer, the Fire Marshal and the Lynchburg Post Office Customer Services Manager found that the proposed names of “Wexford Place,” “Wexview Lane” and “Barrington Way” do not conflict or duplicate any existing street names.

- Section 35.105 of the Lynchburg City Code states that “...all streets dedicated or private...may be assigned a name provided that a name assignment has been requested by the property owners on said street, and provided further that the Planning Commission deems the petitioned street of significant significance to warrant naming.”
- Section 35.111 of the Lynchburg City Code states that “proposed street names will be reviewed by the City Technical Review Committee, Planning Commission, and City Council, with the final decision resting with Council.”

## **VI. PLANNING DIVISION RECOMMENDED MOTION**

Based on the proceeding findings of fact, the Planning Commission recommends to City Council denial of the petition to name three private driveways “Wexford Place,” “Wexview Lane” and “Barrington Way” in the Wexford Town Homes complex at 762 Leesville Road.

This matter is respectfully offered for your consideration.

William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney  
Ms. Rachel O. Flynn, Director of Community Planning & Development  
Mr. Bruce A. McNabb, Director of Public Works  
Mr. R. Douglas Dejarnette, Fire Marshal  
Mr. J. Lee Newland, Director of Engineering  
Mr. Gerry L. Harter, Traffic Engineer  
Mr. Robert Drane, Building Commissioner  
Mr. Arthur L. Tolley, Zoning Official  
Mr. Robert S. Fowler, Zoning Official  
Ms. Joan Tice, President, Wexford Homeowners Association

## **VII. ATTACHMENTS**

- 1. Private Street Names for the Wexford Town Homes Association complex at 762 Leesville Road**  
(see attached map by Community Planning & Development)

## MINUTES FROM THE DECEMBER 22, 2004 PLANNING COMMISSION MEETING

These minutes have been reviewed by, but not approved by the Planning Commission

The purpose of the petition is to name three private driveways off Leesville Road "Wexford Place," "Wexview Lane" and "Barrington Way."

Mr. Tom Martin, City Planner, explained that Section 35.1-5 of the Lynchburg City Code stated that all streets dedicated for private use may be assigned a name providing that a name assignment had been requested by the property owners on the said street and providing further that the Planning Commission deemed that the petitioned street was significant enough to warrant naming. He noted that the Planning Division did recommend denial of naming all three of the private driveways. However, he added, the Planning Division would be comfortable with naming the area highlighted on the site plan to Wexford Place and working with the property owners to re-number the units and have address signs designed and installed so the units could be found more readily.

Ms. Joan Tice, 762 Leesville Road, #603, President of Wexford Townhome Association, addressed the Commission. Ms. Tice said they were thrilled that the Planning Division agreed that the area outlined in yellow on the site plan should be named Wexford Place, but the homeowner association also felt that there would be a gap in street names if the other areas were not assigned names. She noted that the two side areas off the proposed Wexford Place represented fifty-two (52) homes, which was the majority of the eighty-four (84) homes in that section. She said they were aware that the areas did not constitute a street as in a normal neighborhood, but the areas did provide the same service access to their homes for emergency and delivery vehicles. She said naming Wexford Place would solve some of their problems in giving them a street address to link to E-911. Ms. Tice added that each owner paid property taxes to the City. However, she added, the homeowner association paid for services such as trash pick up, leaf and snow removal, or road maintenance that other taxpayers received. She said that since this was private property the homeowners association would pay for all of the requested street signs. Several home owners in the Wexford neighborhood stood in support of the petition.

Commissioner Hamilton asked Mr. Martin why the Planning Division recommended denial of this request.

Mr. Martin said what was being requested was to name cross isles in a parking lot, not streets.

Commissioner Bacon asked why numbers or alphabets could not be put on the units themselves.

Ms. Tice said all of the units currently had numbers but the Planning Division was recommending that signs be installed either on the side of the end units indicating which numbers were in each section. However, she added, these units were not rental and they could not put numbers on private homes. She said they could put up other signs, but that would give the appearance of rental property, which they did not want.

Chair Dahlgren asked if this would not add to the safety of the residents so E-911 would be able to locate the units more easily.

Ms. Tice said each house already had a unit number, and added that the problem with E-911 was that when 762 Leesville Road showed on their screen they had no way to identify which unit the call was coming from. She said on one occasion the emergency vehicle drove up a side street then had to back down the street in order to get to the correct unit. She added that they would prefer not to have their property look like rental units, which was what they think more signs would indicate. Ms. Tice said the property owners were afraid all of the signs necessary would devalue their property.

Commissioner Bacon asked if they could put up signs on the street corners.

Ms. Tice said they could do that.

Mr. Martin said signs on the street corners were what the City was suggesting.

Chair Dahlgren said according to correspondence from the Post Office and Emergency groups they were not necessarily in favor of installing street signs or naming the streets.

Ms. Tice said the Post Office had been very cooperative and had even advocated them changing all of their house numbers. She said if they could not improve their 911 service there was no purpose in renumbering and changing

eighty-four (84) house addresses. She said they felt they needed an address for each house, and they preferred to name all streets.

Commissioner Flint asked if the caller had given the unit address in the situation where the emergency vehicle had to back out of the parking lot.

Ms. Tice said that the unit number had been given to the 911 operator.

Chair Dahlgren said even though he understood the concern of the homeowners, what the Planning Division had proposed seemed to be a good compromise.

Ms. Annette Chenault, Planner II, told the Commissioners that she had spoken with Mr. Bill Aldrich at the Emergency Call Center and Mr. Aldrich told her that the problem was not with locating the complex, but with how good the phone system was. She added that the problem with the Wexford units was when the emergency vehicles got into the complex they needed to find the unit, and with out some kind of directional signs they could not do that. She said Mr. Aldrich felt that signage would be the best solution.

After discussion Commissioner Flint made the following motion, which was seconded by Commissioner Bacon and passed by the following vote:

"That the Planning Commission recommends to City Council approval of the naming of the main driveway through the area known as Wexford Townhomes as "Wexford Place" and recommends that directional signs be installed that will assist emergency workers in locating individual townhome units."

AYES:	Bacon, Dahlgren, Echols, Flint, Hamilton, Worthington	6
NOES:		0
ABSTENTIONS:		0